

# EXHIBIT A

**First American Title**  
**RECORDING REQUESTED BY:**  
**BAC Home Loans Servicing, LP**  
**2380 Performance Dr, TX2-985-07-03**  
**Richardson, TX 75082**  
**WHEN RECORDED MAIL TO:**  
**BAC Home Loans Servicing, LP**  
**2380 Performance Dr, TX2-985-07-03**  
**Richardson, TX 75082**  
**TS No. 09-0162267**  
**Title Order No. 4299761**  
**APN No. 304-07-474-1**

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
20100142541 02/22/2010 12:39  
ELECTRONIC RECORDING  
  
4299761E-3-1-1--  
mcdevitttr

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### TRUSTEE'S DEED UPON SALE ARIZONA

The undersigned grantor declares:

The amount of the unpaid debt together with costs was \$258,224.27.

The amount paid by the grantee at the trustee's sale was \$258,204.27.

The documentary transfer tax is \$ \_\_\_\_\_ The Grantee was/was not the foreclosing beneficiary.

RECONTRUST COMPANY, N.A., as the duly appointed Trustee (or successor Trustee or substituted Trustee), under a Deed of Trust referred to below, and herein called Trustee, does hereby grant without covenant or warranty to:

BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP  
the real property, situated in the County of Maricopa, State of Arizona describe as follows:

#### SEE ATTACHED LEGAL DESCRIPTION

This conveyance is made pursuant to the power of sale, conferred upon SUCCESSOR TRUSTEE by the Deed of Trust, dated 07/31/2008 made by JONATHAN B. WOODS AND KERRIE WOODS AKA KERRIE B. WOODS HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, as TRUSTOR(S), FIRST AMERICAN TITLE INS. CO. A CA CORP., as TRUSTEE, in which MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., is named as BENEFICIARY and recorded on 08/05/2008, as Instrument Number 20080681375, Book N/A, Page N/A, in the office of the county recorder of Maricopa, and after fulfillment by the SUCCESSOR TRUSTEE of the conditions specified in said Deed of Trust, and in compliance with the laws of the State of Arizona. Trustee or Successor Trustee having complied with all applicable statutory provisions and having performed all of the required duties under said Deed of Trust including posting, publishing, recordation of all necessary documents.

Said property was sold by the SUCCESSOR TRUSTEE at public auction on 02/16/2010, in the County of Maricopa in which said property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and made payment therefore to said SUCCESSOR TRUSTEE of the amount bid, namely \$258,204.27.



TS # 09-0162267

PUB# 1006.74221

LOAN TYPE: FHA

## **"EXHIBIT A"**

### **LEGAL DESCRIPTION**

LOT 432, OF CAROL RAE RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 395 OF MAPS, PAGE 24 AND AFFIDAVITS OF CORRECTION RECORDED AS 95-345898, AS 96-0353476 AND AS 96-0740382, ALL OF OFFICIAL RECORDS.

*Form legaldesc (07/01)*

# EXHIBIT B

# 304-07-474

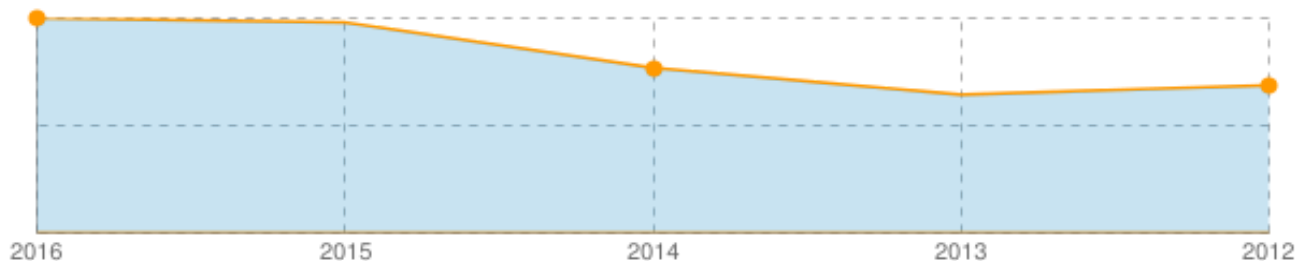
Parcel Type: Residential/Rental

[BAC HOME LOANS SERVICING LP](#)[3930 E CODY AVE GILBERT 85234](#)

## Property Information

MCR #: [39524](#)  
Address: [3930 E CODY AVE GILBERT 85234](#)  
Latitude/Longitude: [33.36986746 | -111.70640056](#)  
Description: CAROL RAE RANCH MCR 395-24  
Lot Size (Sq Ft): 7135  
Zoning: SF-7  
Section, Township, Range: 2 1S 6E  
Market Area/Neighborhood: 01/005  
Subdivision: [CAROL RAE RANCH](#)  
Lot #: 432  
High School District: GILBERT UNIFIED #41  
Elementary School District: GILBERT UNIFIED SCHOOL DISTRICT  
Local Jurisdiction: GILBERT  
Owner: [BAC HOME LOANS SERVICING LP](#)  
Mailing Address: 2380 PERFORMANCE DR , RICHARDSON, TX 75082  
Deed #: [100142541](#)  
Deed Date: February 22, 2010  
Sale Date: October 01, 1999  
Sale Price: \$196,000

Assessor full cash valuation over time



## Valuation Data

Tax Year:	2016	2015	2014	2013	2012
<a href="#">Full Cash Value:</a>	\$234,000	\$229,300	\$179,800	\$150,600	\$160,800
<a href="#">Limited Property Value:</a>	\$182,640	\$173,943	\$165,660	\$150,600	\$160,800
Legal Class:	4	4	4	4	4
Description:	NON-PRIMARY/NOT IN OTHER CLASSES RESID	NON-PRIMARY/NOT IN OTHER CLASSES RESID	NON-PRIMARY/NOT IN OTHER CLASSES RESID	NON-PRIMARY/NOT IN OTHER CLASSES RESID	NON-PRIMARY/NOT IN OTHER CLASSES RESID
Assessment Ratio:	10%	10%	10%	10%	10%
Assessed FCV:	\$0	\$0	\$17,980	\$15,060	\$16,080

Assessed LPV:	\$18,264	\$17,394	\$16,566	\$15,060	\$16,080
Property Use Code:	0131	0131	0131	0131	0131
PU Description:	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Tax Area Code:	410609	410609	410609	410609	410609

## Property Characteristics

Various characteristics about this property

Construction Year:	1996	Market Area/ <a href="#">Neighborhood:</a>	01/005
Pool:	Yes		
Main Living Area:	2,466		
Detached Living Area:	0		

## Improvement Characteristics

Improvement Quality Grade:	Average (0)
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## External Property Characteristics

Number of Patios:	1	Number Of Bath <a href="#">Fixtures:</a>	11
<a href="#">Patio Type:</a>	Covered	Number of Garage Stalls:	3
Exterior Wall Type:	Frame Wood	Number of Carport Stalls:	
<a href="#">Roof Type:</a>	Concrete Tile	Number of Covered Patios:	1
		Number of Uncovered Patios:	0
Other Structures:	None		

[Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.](#)

## Property Sketches



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# EXHIBIT C



# National Information Center

A repository of financial data and institution characteristics collected by the Federal Reserve System

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Institution History for [BAC HOME LOANS SERVICING, LP \(3035311\)](#)

3 institution history record(s) found.

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Event Date	Historical Event
2001-05-18	COUNTRYWIDE HOME LOANS SERVICING LP located at PLANO, TX was established as a Domestic Entity Other.
2009-04-27	COUNTRYWIDE HOME LOANS SERVICING LP was <b>renamed</b> to BAC HOME LOANS SERVICING, LP.
2011-07-01	BAC HOME LOANS SERVICING, LP was <b>acquired</b> by <a href="#">BANK OF AMERICA, NATIONAL ASSOCIATION</a> .

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